



Board of Adjustment Regular Agenda

COUNCIL CHAMBERS BUILDING
CONFERENCE ROOM B-3

July 14, 2016
4:00 P.M.

One or more members of the Board of Adjustment may be unable to attend the Board Meeting in person and may participate telephonically, pursuant to A.R.S. § 38-431(4).

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE BOARD'S DISCRETION

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES May 12, 2016 Regular Meeting

IV. WITHDRAWALS AND CONTINUANCES

V. PUBLIC HEARING ITEMS

1. **VAR16-06:** A variance request by Caute Partners, LLC, on behalf of Ainel Cuevas, to reduce the side yard building setbacks from the required twenty (20) feet to five (5) and ten (10) feet in the R-3 (Multiple Residence) Zoning District, which will allow for the construction of a livable home on a vacant fifty (50) foot wide lot. The site is located south of the southeast corner of 55th and Glendale Avenues (6721 North 55th Avenue) in the Ocotillo District. Staff contact is Martin Martell, Planner.

VI. OTHER BUSINESS FROM THE FLOOR

VII. PLANNING STAFF REPORT

VIII. BOARD COMMENTS AND SUGGESTIONS

IX. ADJOURNMENT

NEXT MEETING: August 11, 2016

FOR SPECIAL ACCOMMODATIONS



Please contact Julia Dominguez at (623) 930-2831 or JDominguezPLAN@glendaleaz.com at least three working days prior to the meeting if you require special accommodations due to a disability. Hearing impaired persons should call (623) 930-2197.

After 5:00 p.m. on Monday, prior to the meeting, staff reports for the above referenced cases will be available online at <http://www.glendaleaz.com/planning/boardsandcommissions.cfm>. If after reviewing the material you require further assistance, please call the staff contact listed for each application at (623) 930-2800.

Upon a public majority vote of a quorum of the Board of Adjustment, the Board may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purpose:

- (i) discussion or consultation for legal advice with the city's attorneys (A.R.S. § 38-431.03(A)(3)); or

Confidentiality Requirements Pursuant to A.R.S. § 38-431.03(C)(D): Any person receiving executive session information pursuant to A.R.S. § 38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the Board of Adjustment, or as otherwise ordered by a court of competent jurisdiction.

**MINUTES
CITY OF GLENDALE
BOARD OF ADJUSTMENT
COUNCIL CHAMBERS BUILDING
CONFERENCE ROOM B-3
THURSDAY, MAY 12, 2016
4:00 PM**

CALL TO ORDER

The meeting was called to order at approximately 4:03pm.

ROLL CALL

Board members Feiner, Crowley, Dietzman, Zarra (arrived at 4:08 p.m.), Blakely, Vice Chairperson Vescio and Chairperson Toops were all in attendance.

CITY STAFF

Staff Present: Tabitha Perry, Assistant Planning Director, Russ Romney, Deputy City Attorney, Martin Martell, Planner, and Julia Dominguez, Recording Secretary were present.

APPROVAL OF THE MINUTES

Chairperson Toops called for approval of the April 14, 2016 Regular Meeting Minutes.

BOARD MEMBER CROWLEY MADE A MOTION TO APPROVE THE MINUTES. BOARD MEMBER DIETZMAN SECONDED THE MOTION, WHICH WAS APPROVED WITH A VOTE OF 6 TO 0.

VICE CHAIRPERSON VESCIO VOTED NAY AND STATED IT WAS DUE TO THE FACT SHE WAS NOT IN ATTENDANCE FOR THE APRIL 14 REGULAR MEETING.

WITHDRAWALS AND CONTINUANCES

Chairperson Toops asked staff if there were any requests for withdrawals or continuances. There were none.

PUBLIC HEARING ITEMS

Chairperson Toops called for staff's presentation on the public hearing items.

1. **VAR15-16:** A request by Mark Sidler, on behalf of Gheorghe Micula, for a variance to reduce all of the building setbacks on a vacant parcel and increase the lot coverage on a property in the A-1 (Agricultural) Zoning District. The site is located west of the southwest corner of North 67th Avenue and West Pinnacle Peak Road (6835 West Pinnacle Peak Road) in the Cholla District. Staff contact is Martin Martell, Planner

Martin Martell, Planner, stated this was a variance request by Mark Sidler, on behalf of Gheorghe Micula, for a variance to reduce all of the building setbacks on a vacant parcel and increase the lot coverage on a property in the A-1 Zoning District. He said the site is located west of the southwest corner of North 67th Avenue and West Pinnacle Peak Road in the Cholla District.

Mr. Martell stated that the applicant is requesting a reduction of the front yard building setbacks from the required 75 feet to 40 feet, a reduction of the side yard building setbacks from the required 50 feet to 25 feet, and a reduction of the rear yard building setbacks from the required 50 feet to 25 feet in the A-1 Zoning District. He explained that the applicant is also requesting an increase of the maximum lot coverage from the required 10% to 25%. He stated that if this variance request is approved the property owner will construct a new custom home on this vacant parcel that will match the width of other homes along the street. He noted that the properties to the north are zoned SR-43 in the City of Peoria. He said that if the variance request is approved the buildable area would be 95' wide and 275.5' deep. He indicated the land in question is vacant and is on the south side of Pinnacle Peak Road.

Mr. Martell stated that on February 24, 2016 notification letters were mailed to adjacent property owners and interested parties. He stated the applicant received one response from the applicant's direct neighbor to the west who was concerned about the property owner's original request for a reduction of the side yard building setbacks of 15 feet would be far too close to their home. He said the applicant reached out to the neighbor and agreed to increase the requested side yard building setbacks from 15 feet to 25 feet. He noted that to date, Planning has not received any questions or comments concerning the subject site.

Mr. Martell reviewed staff's findings.

1. **There are special circumstances/conditions applicable to the property including size, shape, topography, location or surroundings, which were not self-imposed by the owner;**

He said the property's lot size creates a special circumstance that is not self-imposed by the property owner. Presently the size of the lot is over one acre in size, which is less than the required minimum lot size of 40 acres for parcels in the A-1 Zoning District.

2. **Due to the special circumstances, the strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties in the same classification in the same zoning district;**

He stated that by using the strict application of the Zoning Ordinance on the subject property will result in a narrow and long home that will not be complementary to existing adjacent houses along Pinnacle Peak Road. He added that the adjacent property to the west and the two (2) properties to the north on this street are greater than 45 feet in width, which is what the current building setbacks would allow for on the subject property. Moreover, the adjacent property and the two (2) properties to the north on this street are on lots that are a similar size as the subject property.

3. **The variance requested is the minimum necessary to alleviate the property hardships.**

He said the requested reduction of the building setbacks and lot coverage will permit the construction of a livable home which will match many of the homes on this street.

4. Granting the variance will not have a detrimental effect on the property, adjoining property, surrounding neighborhoods or the city in general.

He noted the requested reduction of all the building setbacks and an increase of lot coverage on the property will be indiscernible from the street since this will conform to the pattern found on adjacent properties. He explained that this request will also permit the construction of the desired home that will match the width of adjacent homes found on this street and therefore, will not detrimentally affect any neighboring properties.

Mr. Martell stated the variance request appears to meet all four (4) findings and should be approved. If the Board decides to grant the variance, it should be subject to the following stipulation listed in the staff report. He concluded his presentation and stated he was available for questions. The stipulation is listed below.

1. Development shall be in conformance with the applicant's narrative, site plan, and floor plan, dated March 24, 2016.

Chairperson Toops asked if the Board had any questions. There were none.

Chairperson Toops called for the applicant to make a presentation.

Mr. Gheorghe Micula, applicant, said everything had been covered and believes it was done correctly. He thanked Planning and Zoning for all their help on this application.

Chairperson Toops opened the public hearing, hearing no one wishing to speak, he closed the public hearing.

Chairperson Toops asked the Board for any further questions or comments. There were none.

Based on the facts and evidence presented, Mr. Romney requested a vote from the Board. He read each finding and waited as the Board responded.

Finding One. Chairperson Toops called for a voice vote on Finding One. The Board responded with a 7-0 vote.

Finding Two. Chairperson Toops called for a voice vote on Finding Two. The Board responded with a 7-0 vote.

Finding Three. Chairperson Toops called for a voice vote on Finding Three. The Board responded with a 7-0 vote.

Finding Four. Chairperson Toops called for a voice vote on Finding Four. The Board responded with a 7-0 vote.

Mr. Romney asked that if based on the findings, does the Board wish to grant variance VAR15-16: subject to the stipulations set forth by the Planning Department.

Chairperson Toops called for a motion.

BOARD MEMBER ZARRA MADE A MOTION TO APPROVE THIS REQUEST SUBJECT TO THE STIPULATION IN THE STAFF REPORT. BOARD MEMBER CROWLEY SECONDED THE MOTION WHICH WAS APPROVED WITH A VOTE OF 7 TO 0.

Chairperson Toops called for the next application.

2. **VAR16-05:** A request by Scott Carmichael, for a variance to reduce the east side yard building setback from the required fifteen (15) feet to ten (10) feet on a property in the SR-17 (Suburban Residence) Zoning District. The site is located southwest of the southwest corner of North 75th Avenue and West Union Hills Drive (7618 West Villa Theresa Drive) in the Sahuaro District. Staff contact is Martin Martell, Planner.

Martin Martell, Planner, stated this was a variance request by a request by Scott Carmichael, for a variance to reduce the east side yard building setback from the required 15 feet to ten (10) feet on a property in the SR-17 Zoning District. He said the site is located southwest of the southwest corner of North 75th Avenue and West Union Hills Drive in the Sahuaro District. He indicated that if approved, the applicant intends to keep an existing garage that is currently within the side yard setback and construct a new home adjacent to this garage on a partially vacant property.

Mr. Martell stated on January 27, 2016 a total of 97 notification letters were mailed to adjacent property owners and interested parties. He noted the applicant received two responses in support of the variance request. He noted that to date, Planning has not received any additional responses from the neighborhood notification letters.

Mr. Martell reviewed staff's findings.

1. **There are special circumstances/conditions applicable to the property including size, shape, topography, location or surroundings, which were not self-imposed by the owner;**

He stated this property was recently purchased by the applicant to build their new home. He said there is currently a garage on the property that was built prior to the current zoning development standards and is presently within the east side yard setback of their lot.

2. **Due to the special circumstances, the strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties in the same classification in the same zoning district;**

He stated that if the strict application of the zoning ordinance for this property were applied, it would deny the property owners an opportunity to keep this garage and will not become an integral part of their future home.

3. The variance requested is the minimum necessary to alleviate the property hardships.

He noted the requested reduction of the east side yard building setback will allow the property owners to keep the existing garage and make it a part of their future home.

4. Granting the variance will not have a detrimental effect on the property, adjoining property, surrounding neighborhoods or the city in general.

He explained the requested reduction of the east side yard building setback will be indiscernible from the street and will match the side yard setbacks that are found on lots throughout the Hidden Manor Subdivision.

Mr. Martell stated the variance request appears to meet all four (4) findings and should be approved. If the Board decides to grant the variance, it should be subject to the following stipulation listed in the staff report. He concluded his presentation and stated he was available for questions. The stipulation is listed below.

1. Development shall be in conformance with the narrative date stamped March 8, 2016 and the site plan date stamped March 1, 2016.

Chairperson Toops asked if the Board had any questions.

Board member Dietzman noted that in the photos it looked like there were two (2) garages. Mr. Martell explained that when the property was first bought there were two but presently there is only one.

Chairperson Toops called for the applicant to make a presentation. There was no presentation provided.

Chairperson Toops opened the public hearing. No one spoke.

Chairperson Toops closed the public hearing. He asked the Board for any further questions or comments. There were none.

Based on the facts and evidence presented, Mr. Romney requested a vote from the Board. He read each finding and waited as the Board responded.

Finding One. Chairperson Toops called for a voice vote on Finding One. The Board responded with a 7-0 vote.

Finding Two. Chairperson Toops called for a voice vote on Finding Two. The Board responded with a 7-0 vote.

Finding Three. Chairperson Toops called for a voice vote on Finding Three. The Board responded with a 7-0 vote.

Finding Four. Chairperson Toops called for a voice vote on Finding Four. The Board responded with a 7-0 vote.

Mr. Romney asked that if based on the findings, does the Board wish to grant variance VAR16-05 subject to the stipulations set forth by the Planning Division.

VICE CHAIRPERSON VESCIO MADE A MOTION TO APPROVE THIS REQUEST SUBJECT TO THE STIPULATION IN THE STAFF REPORT. BOARD MEMBER FEINER SECONDED THE MOTION, WHICH WAS APPROVED WITH A VOTE OF 7 TO 0.

OTHER BUSINESS FROM THE FLOOR

THE BOARD OF ADJUSTMENT VOTED TO VACATE THE MEETING OF JUNE 9, 2016.

PLANNING STAFF COMMENTS AND SUGGESTIONS

There were none.

NEXT MEETING: July 14, 2016

BOARD COMMENTS AND SUGGESTIONS

There were none.

ADJOURNMENT

VICE CHAIRPERSON VESCIO MADE A MOTION TO ADJOURN. BOARD MEMBER ZARRA SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 4:32 p.m.



Planning Staff Report

DATE: July 14, 2016 **AGENDA ITEM:** 1

TO: Board of Adjustment

FROM: Tabitha Perry, Assistant Planning Director
PRESENTED BY: Martin Martell, Planner

SUBJECT: **VARIANCE (VAR) APPLICATION VAR16-06: CUEVAS RESIDENCE- 6721 NORTH 55TH AVENUE**

REQUEST: To reduce the north side yard building setback from the required 20 feet to ten (10) feet and the south side yard building setback from the required 20 feet to five (5) feet in the R-3 (Multiple Residence) Zoning District.

APPLICANT/OWNER: Caute Partnership, LLC/Torres Properties, LLC.

REQUIRED ACTION: The Board must consider the facts and determine that the findings required to grant a variance have been met. The Board may condition a variance to ensure that it will not grant special privileges inconsistent with the limitation of other similarly zoned properties. The Board must deny the request if the required findings have not been met.

RECOMMENDATION: Staff recommends approval subject to stipulations.

PROPOSED MOTION: Move to approve VAR16-06 subject to stipulations.

SUMMARY: The applicant is requesting a variance to reduce the north and south side yard building setbacks. If approved, the applicant wishes to build a new home on the 50 foot wide vacant lot in an established neighborhood.

BOARD ACTION: Board member _____ **MADE a MOTION to** _____
Case No. VAR16-06, subject to staff report stipulations. Board member _____
SECONDED the MOTION. The MOTION was _____ **with a vote of** _____ **to**
_____.

DETAILS OF REQUEST:

General Plan Designation:

Medium Density Residential, 3.5 to 5 density units per acre.

Property Location and Size: The property is located in the Sugar Addition Subdivision and is located south of the southeast corner of 55th and Glendale Avenues. The dimensions are 50 feet in width by 140 feet in length.

Zoning Ordinance Requirements:

Section 5.426 – R-3 (Multiple Residences) Table 2:

Minimum Side Yard Building Setbacks are 20 feet.

Minimum lot width is 60 feet.

Surrounding Land Use and Zoning:

North: Single-family home zoned R-3.

East: Single-family home zoned R-3.

South: Single-family home zoned R-3.

West: Single-family home zoned R-3.

History:

- The property is part of the Sugar Addition, which was platted on April 12, 1909.
- The property is identified as Lot No. 19 of Block No. 4, South Seventh Avenue on the plat.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On February 24, 2016, the applicant mailed notification letters to adjacent property owners and interested parties. The applicant did not receive any response regarding the request. Planning staff did not receive any response regarding the request. The applicant's Citizen Participation Final Report is attached.

Board of Adjustment Public Hearing Notification:

A Notice of Public Hearing was published in *The Glendale Star* on June 23, 2016. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on June 24, 2016. The property was posted on June 23, 2016.

STAFF FINDINGS AND ANALYSIS:

The Board of Adjustment must analyze four (4) findings based on the evidence in the record prior to granting a variance. Each finding is presented below along with staff's analysis.

1. **There are special circumstances or conditions applicable to the property including its size, shape, topography, location, or surroundings, which were not self-imposed by the owner;**

The width of the lot creates a special circumstance not self-imposed by the property owner. The construction of a new home requires some level of relief. The surrounding neighborhood is developed with a variety of side-yard building setbacks many of which are less than the required 20 foot perimeter building setbacks found in this zoning district.

2. **Due to the special circumstances, the strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties of the same classification in the same zoning district;**

The strict application of the current Zoning Ordinance would only permit a home that is ten (10) feet wide, which would be unrealistic for a habitable home.

3. **The variance is the minimum necessary to alleviate the property hardship; and**

The requested reduction of the side yard building setbacks is the minimum necessary to alleviate the property's hardship and will allow for the construction of a home. The future home will meet the required 20 foot front and rear building setbacks established for this zoning district.

4. **Granting the variance will not have a detrimental effect on the property, adjoining property, the surrounding neighborhood, or the city in general.**

The requested reduction of the side yard building setbacks is consistent with other properties along this street. This request will not detrimentally affect any neighboring properties, since the requested side yard building setbacks will match many of the side yard setbacks found in the neighborhood.

RECOMMENDATION:

The variance request appears to meet all four (4) findings and should be approved. If the Board decides to grant the variance, it should be subject to the following stipulation:

1. Development shall be in conformance with applicant's narrative and plot plan, completed on May 19, 2016.

ATTACHMENTS:

1. Applicant's Narrative, completed on May 19, 2016.
2. Applicant's Plot Plan, completed on May 19, 2016.
3. Citizen Participation Final Report (without mailing labels), completed on May 31, 2016.
4. Vicinity Zoning Map.
5. Aerial Photograph, dated October, 2014

PROJECT MANAGER:

Martin Martell, Planner (623) 930-2597
mmartell@glendaleaz.com

REVIEWED BY:



Planning Director

MM/jd



Development Services Director



COMPLETED ON

19 May 16

ZONING VARIANCE REQUEST

This request for a zoning variance is made effective on January 3, 2015 12:00 PM ,

BETWEEN: CITY OF GLENDALE Board of Adjustment, ("The Board"), an organization existing under laws of the state of ARIZONA , and the county MARICOPA with its head office located at: CITY OF GLENDALE HALL, 5850 WEST GLENDALE AVENUE, GLENDALE, AZ 85301

AND: CAUTE PARTNERS, LLC, (the "Property Owner"), a company organized and existing under the law of the state of ARIZONA and the county of MARICOPA with its head office located at: 6424 E. GREENWAY PARKWAY, SUITE NO. 100, SCOTTSDALE, ARIZONA 85254

TORRES PROPERTIES, LLC , (the "Property Owner"), a company organized and existing under the law of the state of ARIZONA and the county of MARICOPA with its head office located at: 14619 NORTH 52ND DRIVE, GLENDALE, AZ 85306

FOR: the vacant lot located in the R-3 zoning district, with the APN 146-05-072 , for lot# 19 , with a legal description of SUGAR ADDITION in the subdivision SUGAR ADDITION BLOCKS 1-6, 13, 14 , and the address 6721 NORTH 55th AVENUE, GLENDALE, AZ 85305

THE NARRATIVE

The aforementioned property currently has perimeter setbacks of 20' on a 50' wide lot. Due to this circumstance, we, the Property Owners, can only build a home that is only 10' wide, an unrealistic restriction for building a livable home. The garage alone will need at least 19', which would exceed the 10' wide building area. Therefore, the strict application of the Zoning Ordinance would deprive us of the property privileges enjoyed by other properties that are in the same zoning district.

In order to build a livable structure, we request a variance to reduce the 20' side yard setbacks to 5' and 10', which is the standard throughout this neighborhood and the minimum necessary to alleviate the property hardship. This will allow us to build a livable home with maximum dimensions of 60' x 35', or under 2,100 square feet after taking into account a covered front entry, backyard patio, and the allowable maximum lot coverage.

This change will not have a detrimental effect on the property, adjoining properties, surrounding neighborhood, or the city in general. It'll produce only known positive consequences since the vacant lot is

currently being treated as a dumping site by neighbors, essentially serving as an eyesore. By granting the variance, construction can proceed as planned and the addition of a new, well designed, aesthetically pleasing house will remedy the lot's current unsightly appearance. It'll also allow for an increased assessment value resulting in higher taxes for the city once the home is built.

For the above reasons, we ask that The Board graciously grant our variance request to reduce the side yard setbacks for the previously mentioned vacant lot. We thank The Board in advance for their time and consideration while reviewing this request and look forward to working with the City of Glendale in bettering one of its neighborhoods.

On behalf of TORRES PROPERTIES, LLC

Printed Name: HILDELENIA CUEVAS

Printed Name:

Signature:  Date Signed: 2/3/2016 | 6:44 PM PT

Date Signed:

Printed Name:

Printed Name:

Signature:

Date Signed:

Signature:

Date Signed:

On behalf of Caute Partners, LLC

Printed Name: JUSTIN L. NAYLOR

Printed Name: AINELE CUEVAS

Signature:  Date Signed: 2/3/2016 | 2:22 PM MST

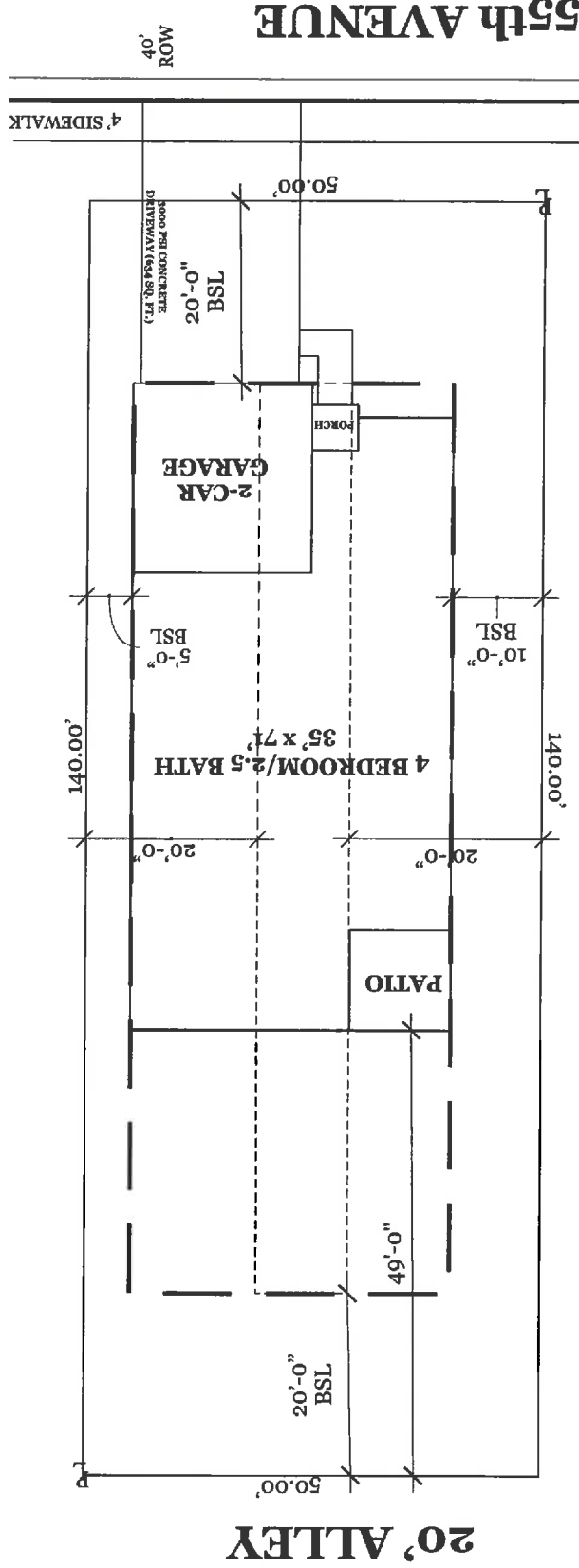
DocuSigned by:

 Date Signed: 2/3/2016 | 2:19 P

Date Signed: 2/3/2016 | 2:19 P

PLOT PLAN

Scale: 1" = 20'



Completed
19 May 16

SUGAR ADDITION SUBDIVISION

6721 N. 55th AVENUE, GLENDALE, AZ 85301

CAUTE PARTNERS, LLC
6424 E. GREENWAY
PARKWAY, SUITE 100
SCOTTSDALE, AZ 85254
CONTACT: AINEL CUEVAS
AINEL@CAUTEPARTNERS.COM
CELL: 602-425-8004

PROPERTY INFORMATION	CURRENT DEVELOPMENT STANDARDS	REQUESTED DEVELOPMENT STANDARDS	PROPOSED PLAN INFO
LOT NUMBER: 19	FRONT: 20'	FRONT: 20'	LIVABLE: 1828 SQ. FT.
ZONING: R-3	REAR: 20'	REAR: 20'	GARAGE: 385 SQ. FT.
PARCEL NUMBER: 146-05-072	NORTH SIDE: 20'	NORTH SIDE: 10'	PATIO: 120 SQ. FT.
LOT TOTAL: 7,000 SQ. FT.	SOUTH SIDE: 20'	SOUTH SIDE: 5'	PORCH: 25 SQ. FT.
DATE: 6-1-2016	MAXIMUM LOT COVERAGE: 50%	PROPOSED LOT COVERAGE: 34%	TOTAL : 2358 SQ. FT.



CITIZEN PARTICIPATION FINAL REPORT

Cuevas Residence Variance

Property Address:

6721 NORTH 55th AVENUE, GLENDALE, AZ 85305

Case #:

SR16-0031

Prepared By:

Ainel E. Cuevas

COMPLETED

31 MAY 16

Glendale Planning Division

CITIZEN PARTICIPATION FINAL REPORT

Project Description

Caute Partners, LLC is requesting a variance for the property located at 6721 NORTH 55th AVENUE, GLENDALE, AZ 85305 in the Ocotillo District and is currently zoned as R-3 (Multiple Residence) . We'd like to reduce the side yard setbacks from the current 20' to 5' and 10'. Our lot is 50' wide and with 20' side yard setbacks we can only build a home that is 10' wide, an unrealistic restriction for building a livable home.

The requested setbacks are the standard throughout this neighborhood and the minimum necessary to alleviate the property hardship. This will allow us to build a livable home with estimated dimensions of 100' x 35', or about 2,275 square feet after taking into account a covered front entry, backyard patio, and the allowable maximum lot coverage.

This change will not have a detrimental effect on the property, adjoining properties, surrounding neighborhood, or the city in general. By granting the variance, construction can proceed as planned and the addition of a new, well designed, aesthetically pleasing house will enhance the neighborhood.

Citizen Participation Plan Overview

The schedule for the Citizen Participation Plan and Final Report were successfully completed on the following dates:

Wednesday, February 24, 2016

- Mail approved notification letters

Thursday, February 25, 2016

- Notarize signed Neighborhood Notification Letter Affidavit of Mailing form

Monday, March 14, 2016

- Deadline for response and input

Tuesday, May 24, 2016

- Submit Citizen Participation Plan to the project planner at the Planning Department for approval

Wednesday, June 1, 2016

- Final Report Submittal

After notification letters were sent out to both neighbors and the district's interested parties (see attached Appendix A and B for complete map and mailing lists), we awaited responses regarding issues and/or concerns with regards to this variance request. Recipients were encouraged to either call or email the Planning Department or the applicant. They were informed that major revisions or changes to the variance request after this initial notification would be sent out. The applicant was ready to contact the Planning Department each week to discuss any and all responses, issues, and concerns, but none were ever received.

Regards,

Ainel E. Cuevas

Member of Caute Partners, LLC

Email: aecuevas@cautepartners.com

Phone: 602-425-8004



NEIGHBORHOOD NOTIFICATION LETTER

Wednesday, February 17, 2016

Caute Partners, LLC
6424 E. Greenway Parkway #100,
Scottsdale, Arizona 85254
justin@cautepartners.com
602-301-0201

Subject: Variance Request

Dear Neighbor:

This letter is to inform you that I am applying for a Variance Application with the CITY OF GLENDALE. The property is located at 6721 NORTH 55th AVENUE, GLENDALE, AZ 85305 in the Ocotillo District and is currently zoned as R-3 (Multiple Residence). We're requesting a variance to reduce the side yard setbacks from the current setbacks of 20' to 5' and 10'. Our lot is 50' wide and with 20' side yard setbacks we can only build a home that is only 10' wide, which is an unrealistic restriction for building a livable home.

This change will not have a detrimental effect on the property, adjoining properties, surrounding neighborhood, or the city in general. By granting the variance, construction can proceed as planned and the addition of a new, well designed, aesthetically pleasing house will enhance the neighborhood.

I have included a site plan with this letter for your review. Please provide any comments to my request by March 14, 2016. You can write, email, or call me at the contact information above. You may also contact the project planner, Mr. Martin Martell, with the CITY OF GLENDALE at (623) 930-2597.

Sincerely,

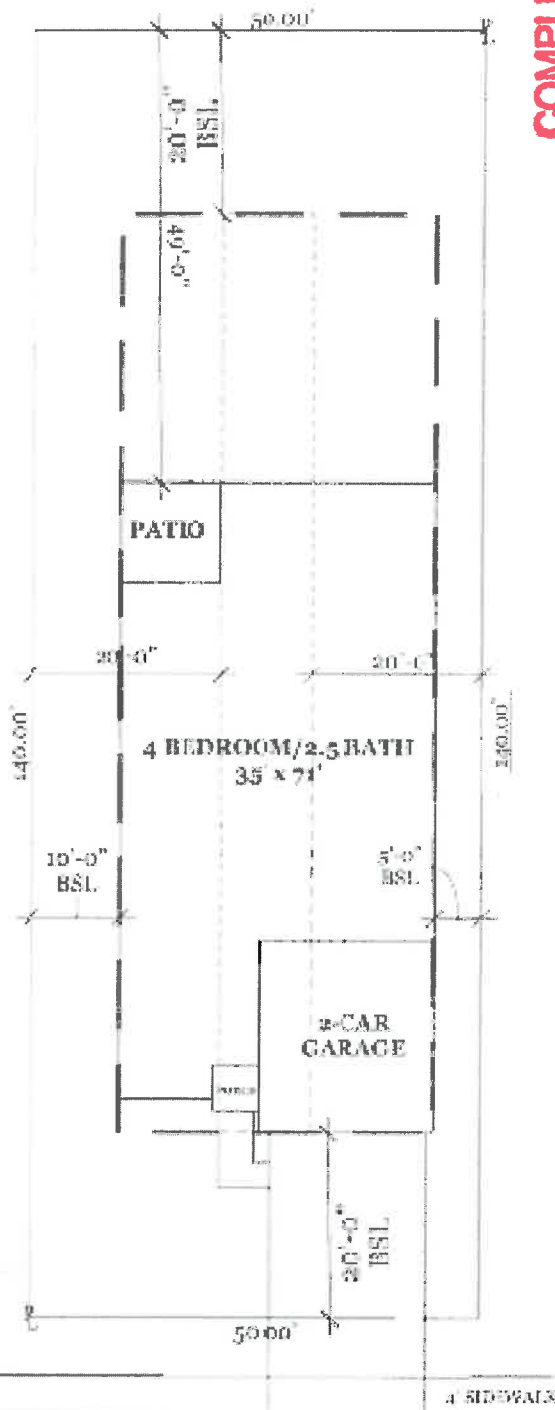
A handwritten signature in black ink, appearing to read "Justin L. Naylor".

Justin L. Naylor,
Manager

Enclosed: Site Plan

55th AVENUE

20' ALLEY



COMPLETED

19 MAY 16

Glendale Planning Division

SUGAR ADDITION SUBDIVISION

6721 N. 55th AVENUE, GLENDALE, AZ 85301

PROPERTY INFORMATION	CURRENT DEVELOPMENT STANDARDS	REQUESTED DEVELOPMENT STANDARDS	PROPOSED PLAN INFO
LOT NUMBER: 19	FRONT: 20'	FRONT: 20'	LIVABLE: 1828 SQ. FT.
ZONING: R-1	REAR: 20'	REAR: 20'	GARAGE: 385 SQ. FT.
PARCEL NUMBER: 110-05-072	NORTH SIDE: 20'	NORTH SIDE: 10'	PATIO: 120 SQ. FT.
LOT TOTAL: 7,000 SQ. FT.	SOUTH SIDE: 20'	SOUTH SIDE: 5'	PORCH: 25 SQ. FT.
DATE: 6-1-2016	MAXIMUM LOT COVERAGE: 50%	PROPOSED LOT COVERAGE: 34%	TOTAL: 2358 SQ. FT.

CAUTE PARKINERS, LLC
6424 E. GREENWAY
PARKWAY, SUITE 100
SCOTTSDALE, AZ 85254

CONTACT: AINEL CUEVAS
AINEL@CAUTEPARKINERS.COM
CELL: 602-427-8004



Planning

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) SR16-0031

Project Name: Cuevas Variance Request

I, Anel E. Cuevas certify that I am the authorized applicant /

representative to the City of Glendale for the above application, and do hereby affirm that notice as required for the case noted above has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.

Applicant/Representative Signature: _____

STATE OF ARIZONA

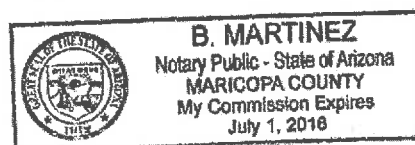
SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 25 day of February, 2016.

B. Martinez
Notary Public

My Commission Expires: 7-1-16



RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA

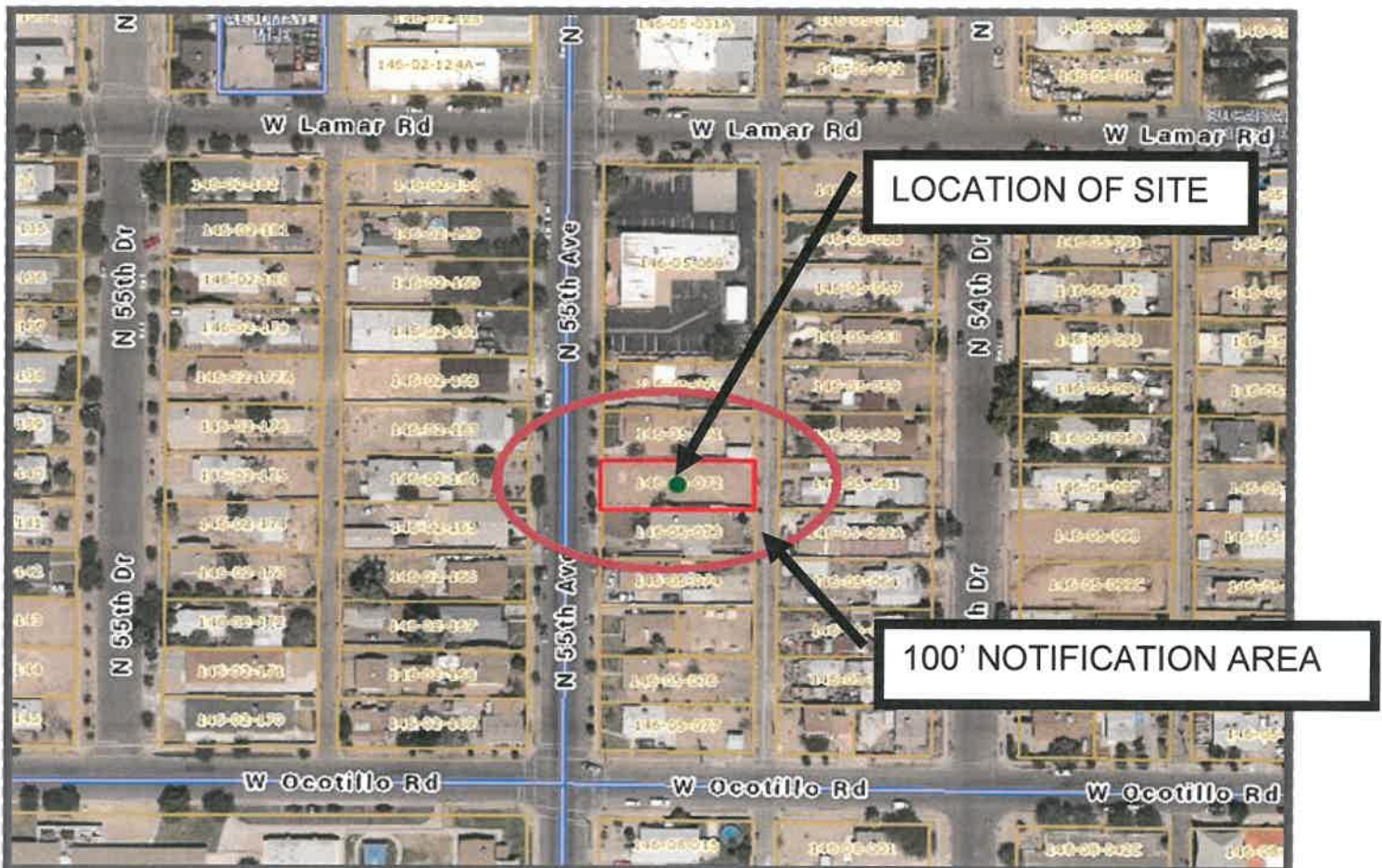
NAME OF REQUEST: CUEVAS RESIDENCE VARIANCE

LOCATION: 6721 North 55th Avenue

The applicant is requesting approval of a variance to reduce the north and south side yard setbacks from 20' to 5' and 10' in the R-3 (Multiple Residence) Zoning District, so that the applicant can build a livable home on a 50' wide vacant parcel.

ZONING DISTRICT: R-3

COUNCIL DISTRICT: Ocotillo



NORTH



CASE NUMBER

VAR16-06

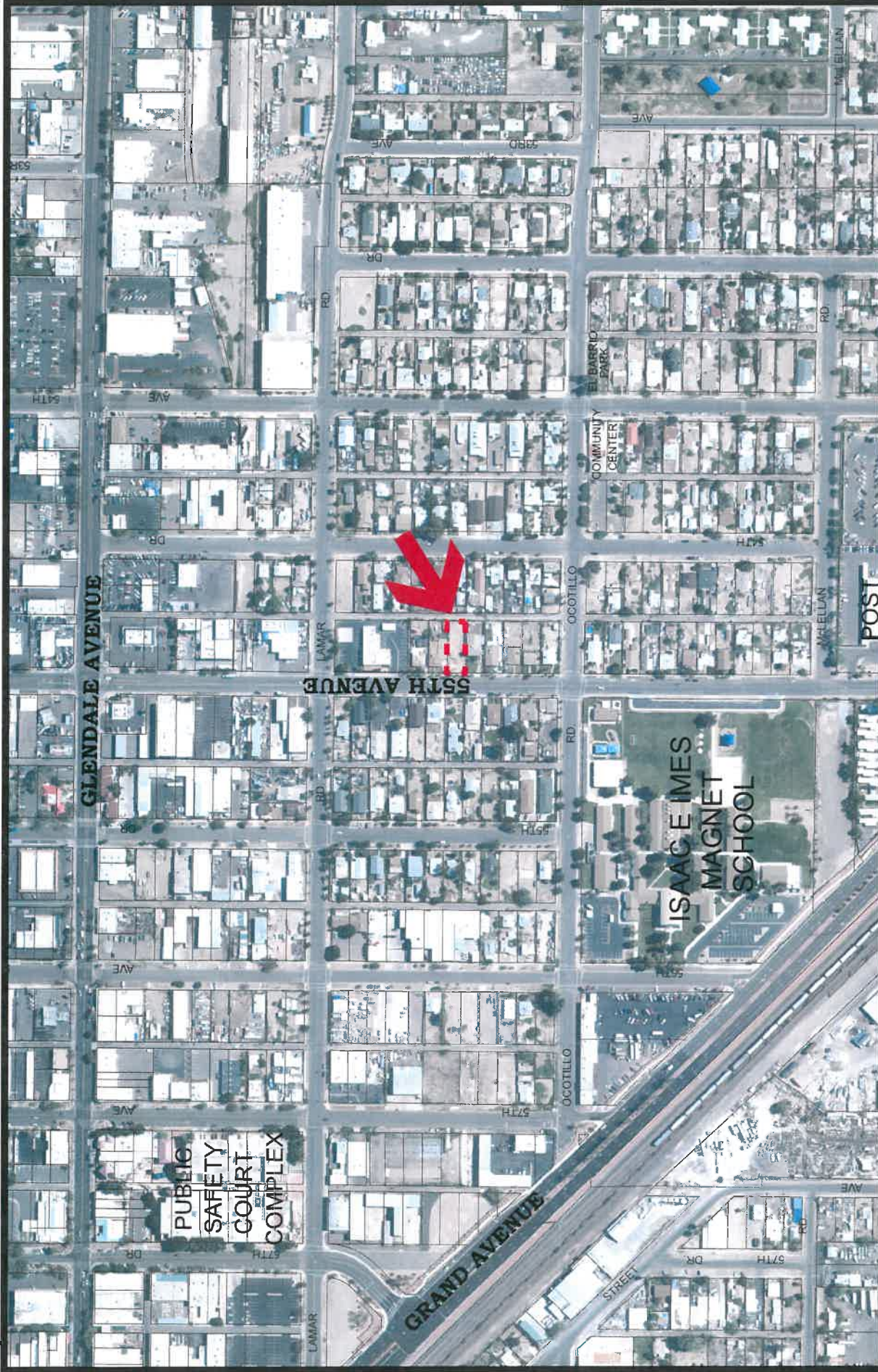


LOCATION

6721 N. 55TH AVENUE

REQUEST

A VARIANCE TO REDUCE THE NORTH SIDE YARD SETBACK FROM THE REQUIRED 20' TO 10' AND THE SOUTH SIDE YARD SETBACK FROM THE REQUIRED 20' TO 5' IN THE R-3 (MULTIPLE RESIDENCE) ZONING DISTRICT.



Aerial Date: October 2014



CASE NUMBER

VAR16-06

